



King County Department of Assessments

Executive Summary Report

Appraisal Date 1/1/99 - 1999 Assessment Roll

Area Name: North Greenwood

Previous Physical Inspection: 1991

Sales - Improved Summary:

Number of Sales: 608

Range of Sale Dates: 1/97 - 10/98

Sales - Improved Valuation Change Summary:

	Land	Imps	Total	Sale Price	Ratio	COV *
1998 Value	\$57,800	\$101,700	\$159,500	\$176,800	90.2%	13.40%
1999 Value	\$73,000	\$103,500	\$176,500	\$176,800	99.8%	11.21%
Change	+\$15,200	+\$1,800	+\$17,000		+9.6%	-2.19%
%Change	+26.3%	+1.8%	+10.7%		+10.7%	-16.34%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -2.19% and -16.34% actually represent an improvement.

Sales used in Analysis: All improved sales which were verified as good were included in the analysis. Multi-parcel, multi-building, and mobile home sales were excluded. In addition the summary above excludes sales of parcels with 1998 Assessment Roll improvement values of \$10,000 or less to eliminate previously vacant or destroyed property value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
1998 Value	\$57,600	\$100,700	\$158,300
1999 Value	\$74,400	\$105,500	\$179,900
Percent Change	+29.17%	+4.77%	+13.64%

Number of improved Parcels in the Population: 5666

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 1998 improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

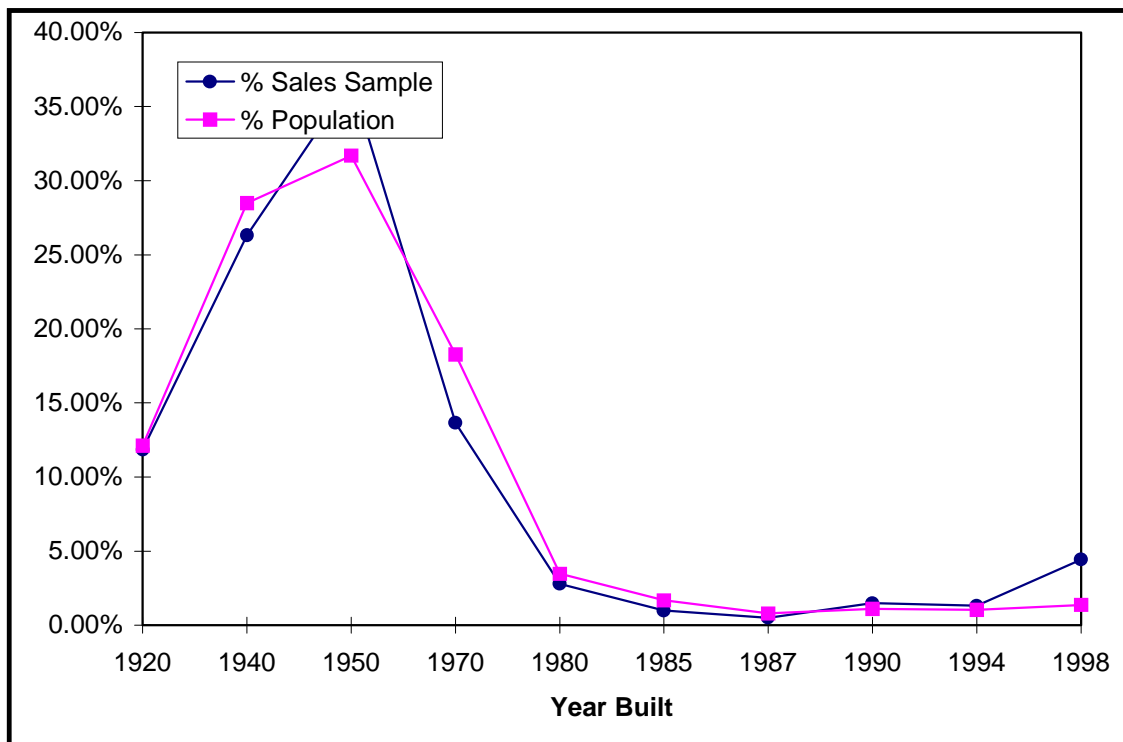
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 1999 Assessment Roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1920	72	11.84%
1940	160	26.32%
1950	223	36.68%
1970	83	13.65%
1980	17	2.80%
1985	6	0.99%
1987	3	0.49%
1990	9	1.48%
1994	8	1.32%
1998	27	4.44%
608		

Population		
Year Built	Frequency	% Population
1920	686	12.11%
1940	1614	28.49%
1950	1795	31.68%
1970	1035	18.27%
1980	197	3.48%
1985	95	1.68%
1987	45	0.79%
1990	62	1.09%
1994	59	1.04%
1998	78	1.38%
5666		

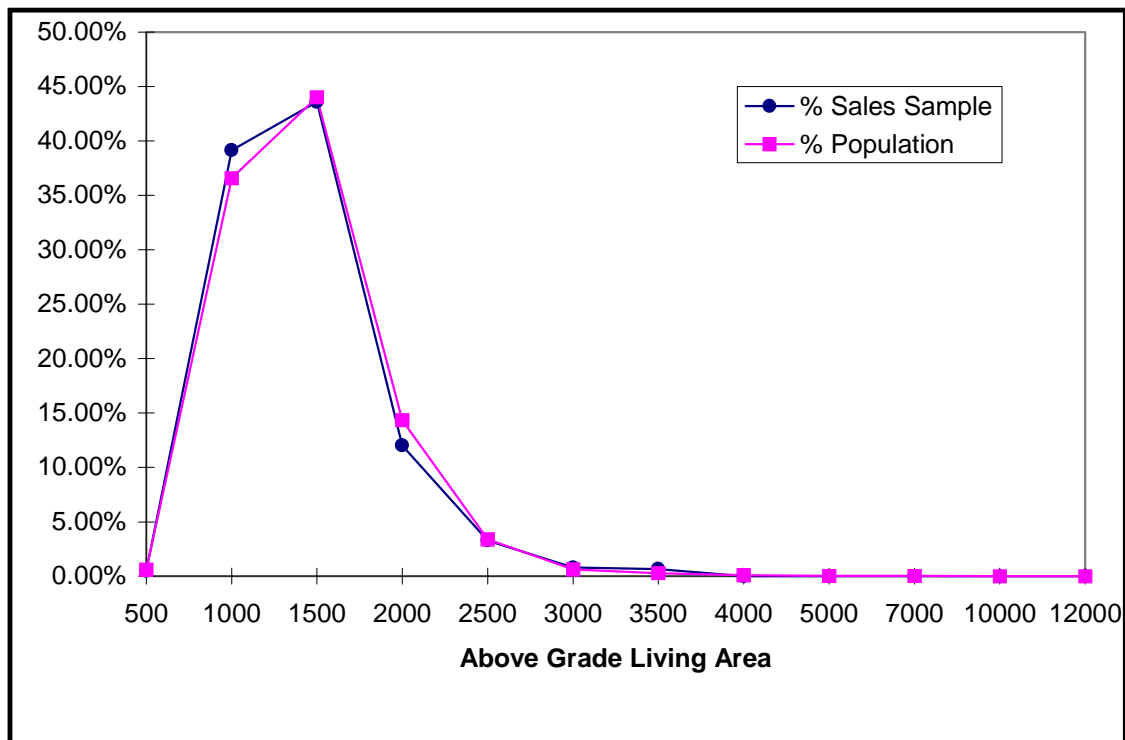


The sales sample adequately represents the population.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
Above Gr Living	Frequency	% Sales Sample
500	3	0.49%
1000	238	39.14%
1500	265	43.59%
2000	73	12.01%
2500	20	3.29%
3000	5	0.82%
3500	4	0.66%
4000	0	0.00%
5000	0	0.00%
7000	0	0.00%
10000	0	0.00%
12000	0	0.00%
608		

Population		
Above Gr Living	Frequency	% Population
500	34	0.60%
1000	2073	36.59%
1500	2494	44.02%
2000	812	14.33%
2500	192	3.39%
3000	36	0.64%
3500	16	0.28%
4000	6	0.11%
5000	2	0.04%
7000	1	0.02%
10000	0	0.00%
12000	0	0.00%
5666		

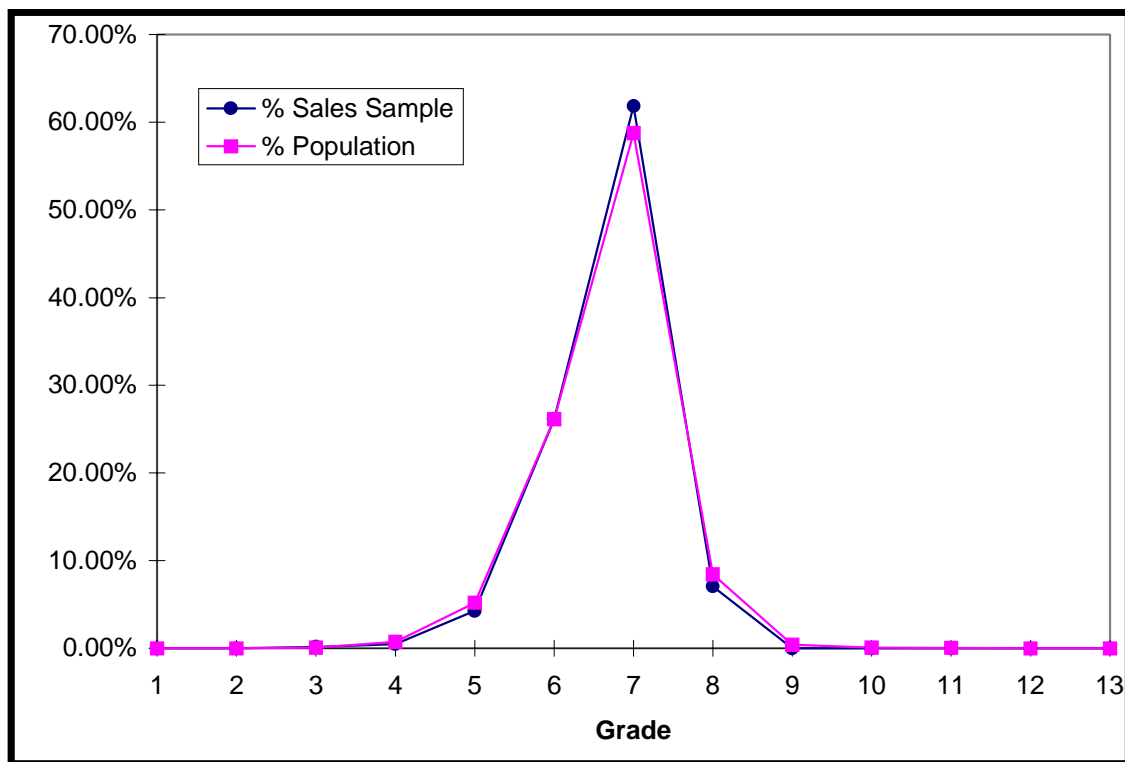


The sales sample adequately represents the population.

Sales Sample Representation of Population - Grade

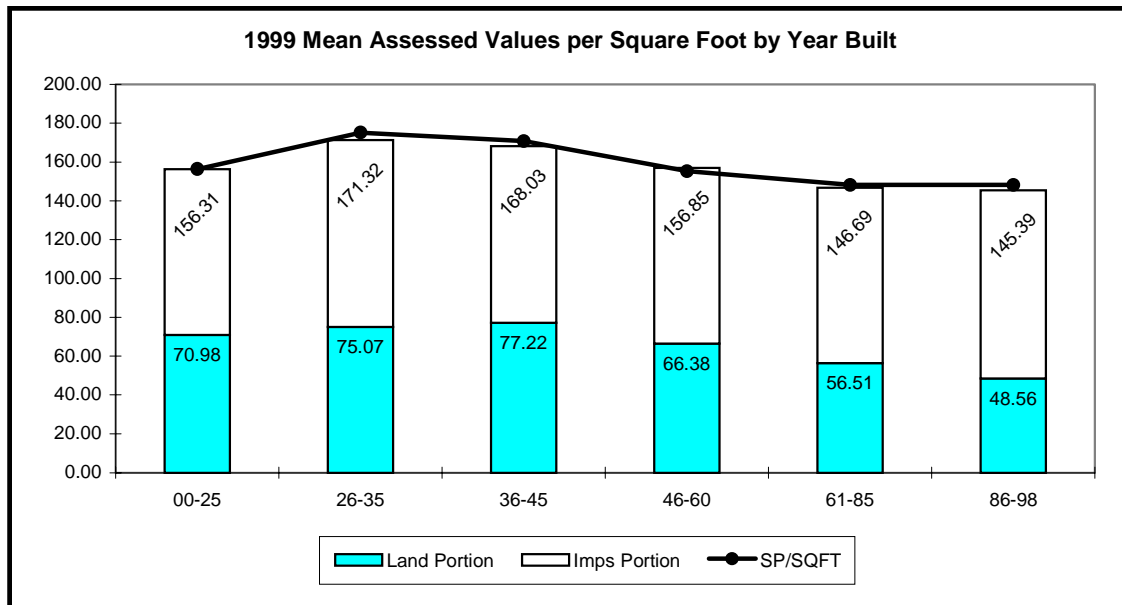
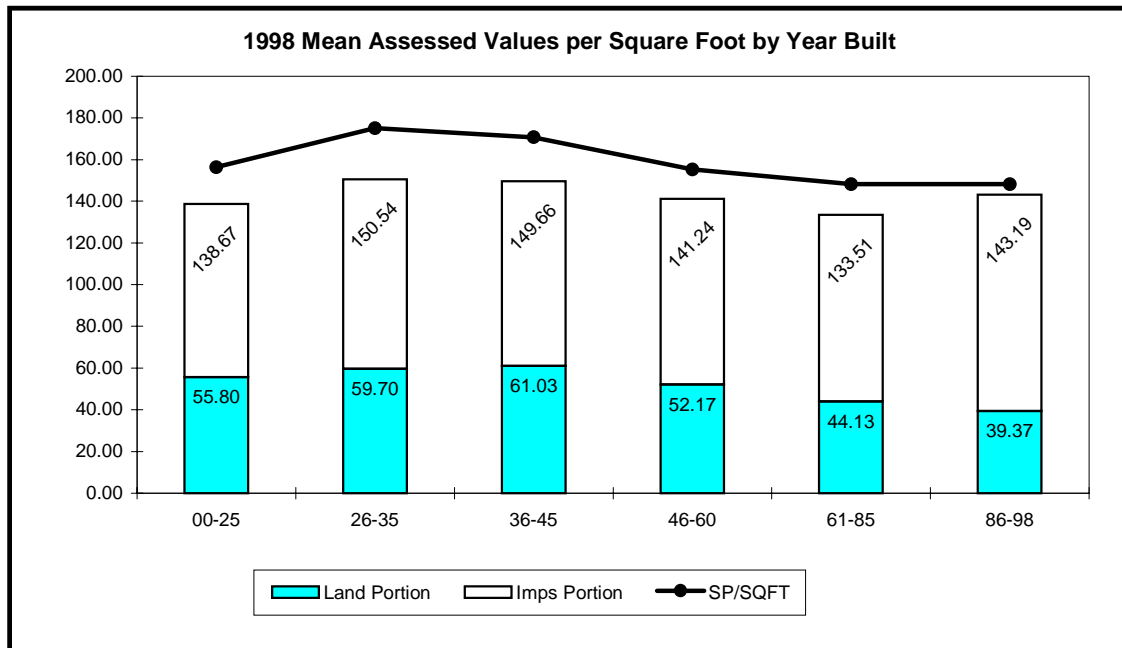
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	1	0.16%
4	3	0.49%
5	26	4.28%
6	159	26.15%
7	376	61.84%
8	43	7.07%
9	0	0.00%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
608		

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	5	0.09%
4	43	0.76%
5	296	5.22%
6	1481	26.14%
7	3330	58.77%
8	478	8.44%
9	24	0.42%
10	6	0.11%
11	3	0.05%
12	0	0.00%
13	0	0.00%
5666		



The sales sample adequately represents the population.

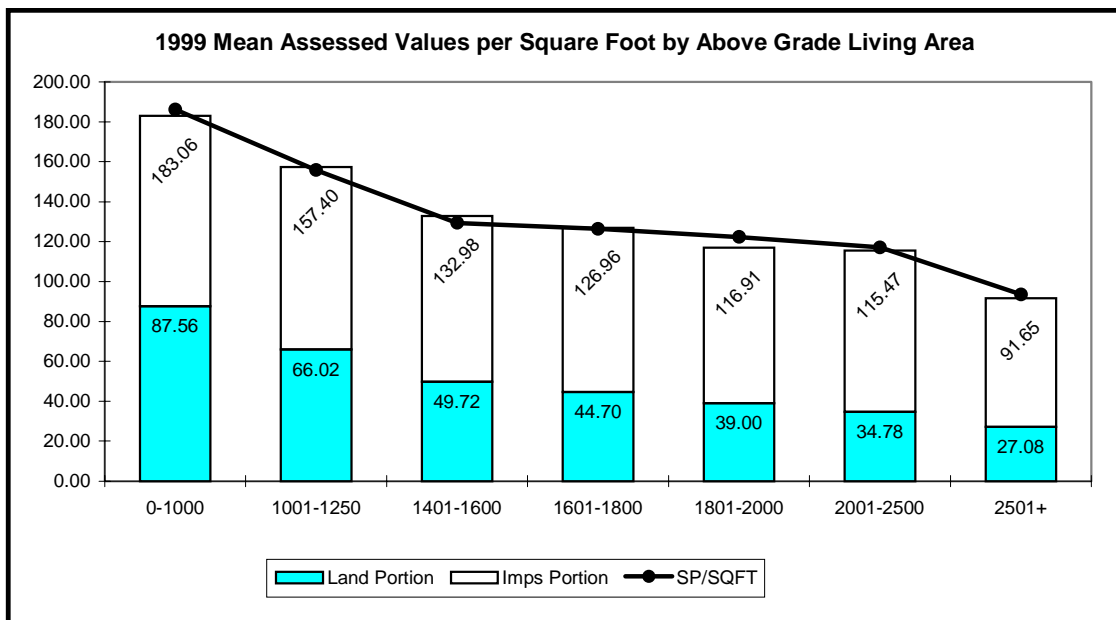
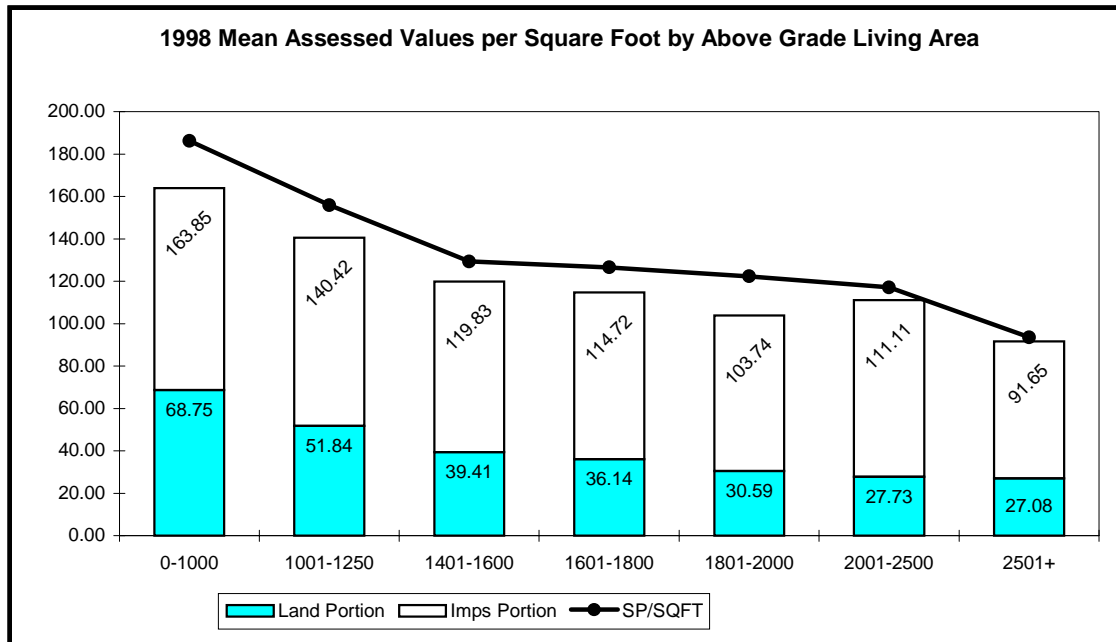
Comparison of 1998 and 1999 Per Square Foot Values by Year Built



These charts show a significant improvement in assessment level and uniformity by year built as a result of applying the 1999 recommended values.

The values shown in the improvement portion of the chart represent the total value for land and improvements.

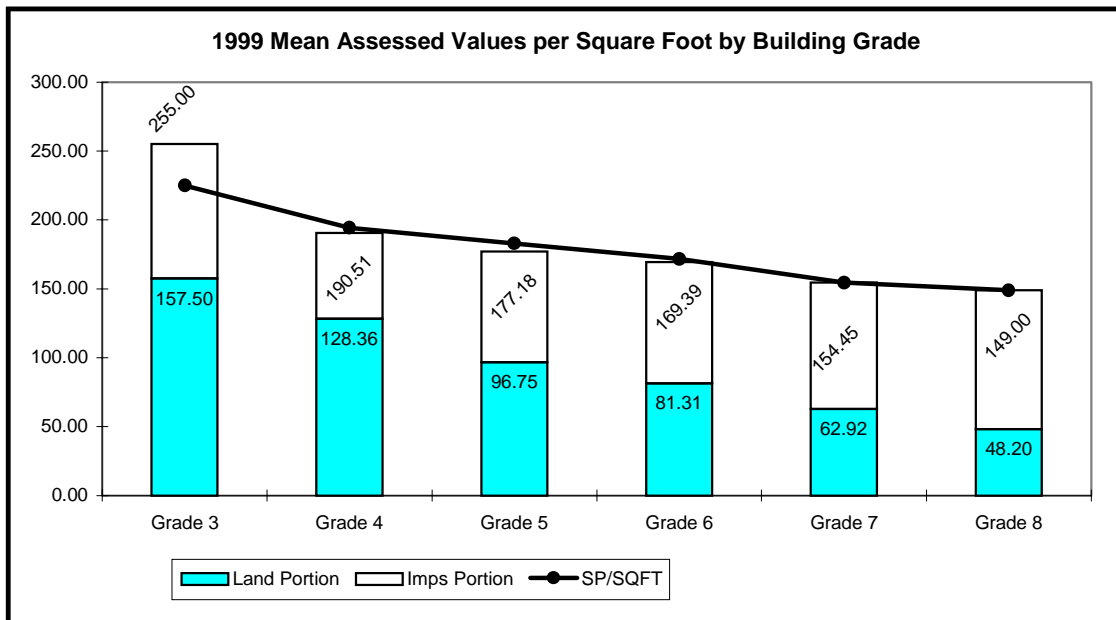
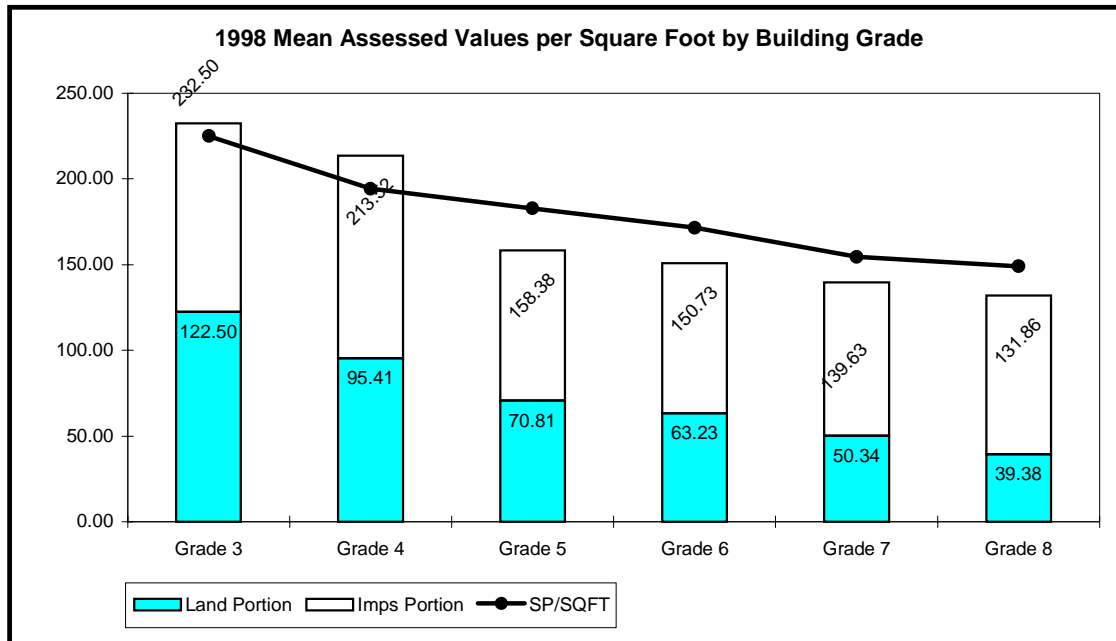
Comparison of 1998 and 1999 Per Square Foot Values by Above Grade Living Area



These charts show a significant improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 1999 recommended values.

The values shown in the improvement portion of the chart represent the total value for land and improvements.

Comparison of 1998 and 1999 Per Square Foot Values by Grade



These charts show a significant improvement in assessment level and uniformity by Building Grade as a result of applying the 1999 recommended values. Grades 3 and 4 represent small, under 750 sq. ft. homes on lots under 10,000 sq. ft. The majority of value for these homes is in the land, as shown in the above chart. There is only one sale of a grade 3.

The values shown in the improvement portion of the chart represent the total value for land and improvements.